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January 19, 1996

**Meeting with Bob Bower
and East Bypass Area
Property Owners and Homeowner's Associations**

Tuesday, January 16, 1996
7:30 - 10:00 PM
Texas Digital Systems' Offices

The purpose of this meeting was to allow Bob Bower to present his proposal for a new headquarters for Texas Digital Systems, Inc., on a 34-acre parcel east of the East Bypass and south of Sebesta Road, to the surrounding property owners and Homeowner's Associations.

The meeting was facilitated by City Council Member Nancy Crouch, representatives from the Woodcreek, Emerald Forest, Foxfire, Stonebridge, Shadowcrest and Amberlake neighborhoods and representatives of the owners of the subject property participated in the meeting. Jane Kee, the City Planner for College Station and two staff planners also attended this meeting. A complete list of the participants can be found attached to this document.

The meeting began with Council Member Crouch setting the agenda and ground rules for the current meeting and by Ms. Crouch reviewing the outcomes of the first meeting with the neighborhood representatives, which was held in June of 1995. In the previous meeting, the neighborhood representatives determined that the following uses were acceptable on the subject parcel:

1. The land uses should reflect the uses listed in the HOK Plan.
2. Planned Unit Development (PUD) with patio homes or single-family townhomes *No*
3. ✓ M-1 Light Manufacturing
4. Government Uses *cup*
5. Churches *cup*
6. Service uses
 - a. daycare *cup*
 - b. dry cleaner
 - c. video store
 - d. pharmacy
 - e. quality restaurant
7. ✓ Light Retail *No*
8. Retirement housing *No*
9. ✓ Professional offices

The group also reached consensus that the following uses were unacceptable at this location:

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1. Automotive body shop
2. Apartments
3. Large retail (such as a Wal-Mart or Office Depot)
4. Auto dealers
5. Oil field supply/pipe laydown yard
6. Night Club
7. Service Station

The meeting was then turned over to Bill Dahlstrom who discussed that a rezoning request has been filed for the property and that time is of the essence for getting this project under way. Mr. Bob Bower then explained to the group what Texas Digital Systems ("TDS") did and provided a brief description of the history of the company and a summary of the products the Company designs and assembles. The participants were then given a tour of the existing facilities.

Once the tour was completed, Mr. Bower's architect, Bill Scamardo, showed the participants a model of the proposed technology park and renderings of what TDS' new buildings would look like. The participants were invited to ask questions about the proposed project. Mr. Bower then initiated a discussion with the property owners' regarding the deed restrictions he was willing to place on the property. The proposed deed restrictions would limit permitted uses and establish architectural and operational requirements. Mr. Bower also promised to keep a significant "no-build" area between his proposed project and the homes that back up to this project. Mr. Bower agreed to sell a portion of the no-build area to the adjacent property owners if there is interest in the proposal and if the property owners agreed to erect a fence between the two uses.

Council member Crouch then opened the discussion on the merits of the proposed project. Generally, everyone was supportive of the project itself, but there was agreement that the residential property owners did not trust the City's development system to guarantee that the project would be built as promised, if at all. Mr. Martyn expressed his opinion that no rezoning should be approved before the Comprehensive Plan, currently being prepared by HOK, was adopted and the new Mixed-Use zoning classification was developed.

Other issues that the surrounding property owners had concerns about included:

1. Who was going to guarantee that the offered deed restrictions would be enforced? Would the City be responsible for the enforcement, or would the property owner be responsible?
2. The traffic circulation issues in the area must be addressed. It was suggested that the Technology Park construct an additional access point from the By-pass service road, which would be in addition to the access point from Sebesta Road. There was also a discussion of techniques to "calm" the cut-through traffic that residents

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of Emerald Forest are now experiencing.

3. There was concern about the development of the front half of the property. This property is not part of the current rezoning request or development plan. It was suggested that the development of the back part of the property would set the "tone" for the development of the front part.
4. There was also a concern that this rezoning would set precedence for the remainder of the property along the By-pass.
5. Questions as to the definition of "mixed-use" development were also raised. The definition of mixed-use that was presented by HOK was read to the audience.
6. One member of the audience wanted to know if the use of the project would be environmentally friendly and if there would be toxic chemicals used on the site. Mr. Bower told her that no toxic chemicals would be used in this location.
7. Finally, the audience questioned whether any agreement reached would be enforceable in the future.

When asked what they liked about the project, the audience stressed that they liked the proposed plan and this plan was much better than any other development proposal that has been presented for this property. There was a consensus that high technology use was acceptable for this property, and that Mr. Bower ran a business that was responsible and cared about the community. Finally, the audience hoped that the quality of the proposed plan would set the tone for quality development for the front parcel and for other properties along the Bypass.

The audience requested that the deed restrictions be available for review prior to the rezoning hearing. Mr. Bower assured everyone that each participant will be sent a copy of the proposed deed restrictions prior to the Planning and Zoning Commission hearing.

The neighboring property owners suggested that they could support the proposed plan if the following conditions could be met:

1. That enforceable deed restrictions were prepared and recorded with the County Deed Records.
2. The existing traffic problems should be addressed.
3. The owner agrees not to oppose a City initiated rezoning of the property if the proposed plan is begun within a specified period of time.

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4. The "no-build" area must be maintained by all future owners of lots within the technology park.

The final conclusion was that the proposed plan was good, but the neighboring property owners distrust the rezoning and development process.

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